

CURVE DATA						
P. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEG.	CHORD
1	005°54'00"	2804.93'	144.55'	288.84'	S 03°20'18" W	282.71'
2	005°21'06"	2924.93'	162.29'	324.26'	S 03°06'45" W	324.09'
3	000°45'18"	2655.00'	18.82'	37.63'	N 17°33'59" W	37.63'

Filed for Record in:
 REAR CHAMBER, COUNTY CLERK
 COURT HOUSE, COUNTY CLERK
 On Aug 01 1997
 At 2:26pm
 Record #: 54076
 Page #: 25-00
 Date Filed: 8-1-97
 Doc Type: 97- 0107620
 Party - Jane Smother

LEND

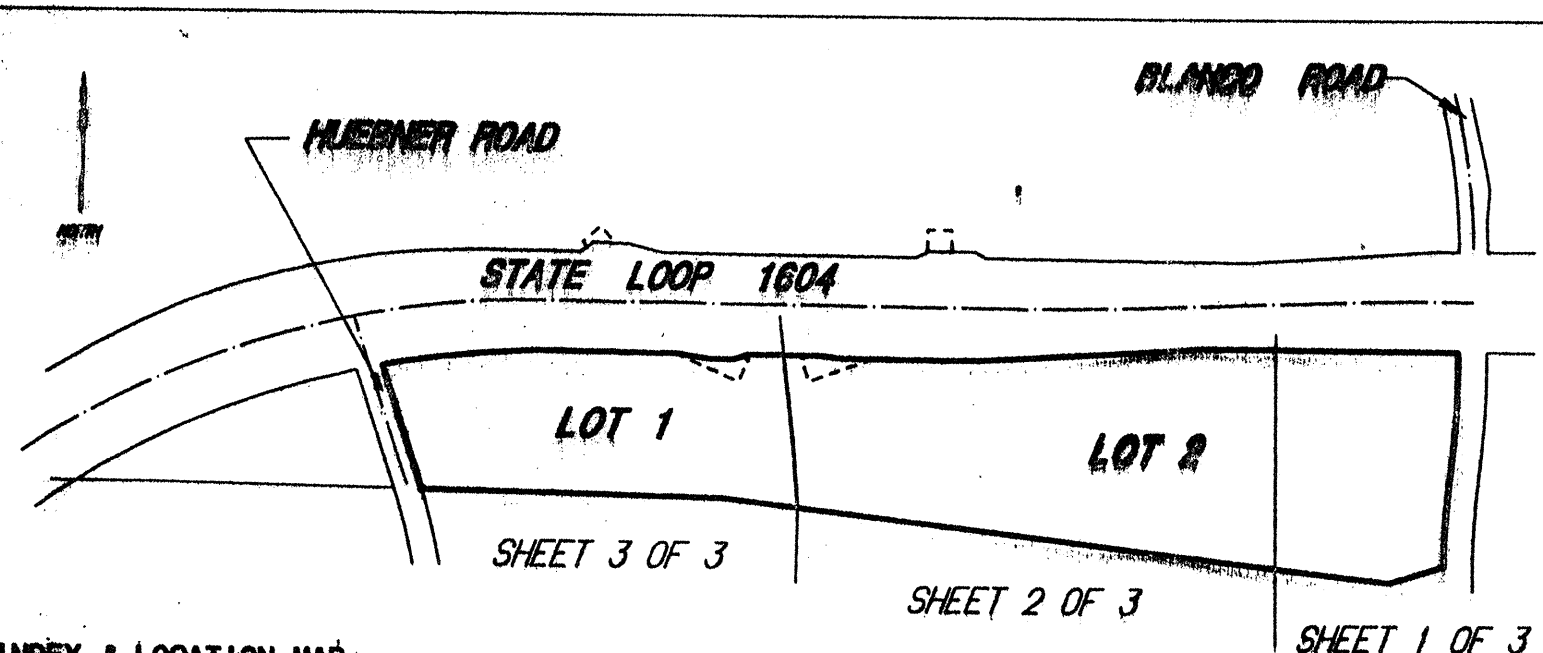
R.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
ELEC.	ELECTRIC
ENV'T	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
TEL.	TELEPHONE

SCALE 1" = 100'

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DRESSING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

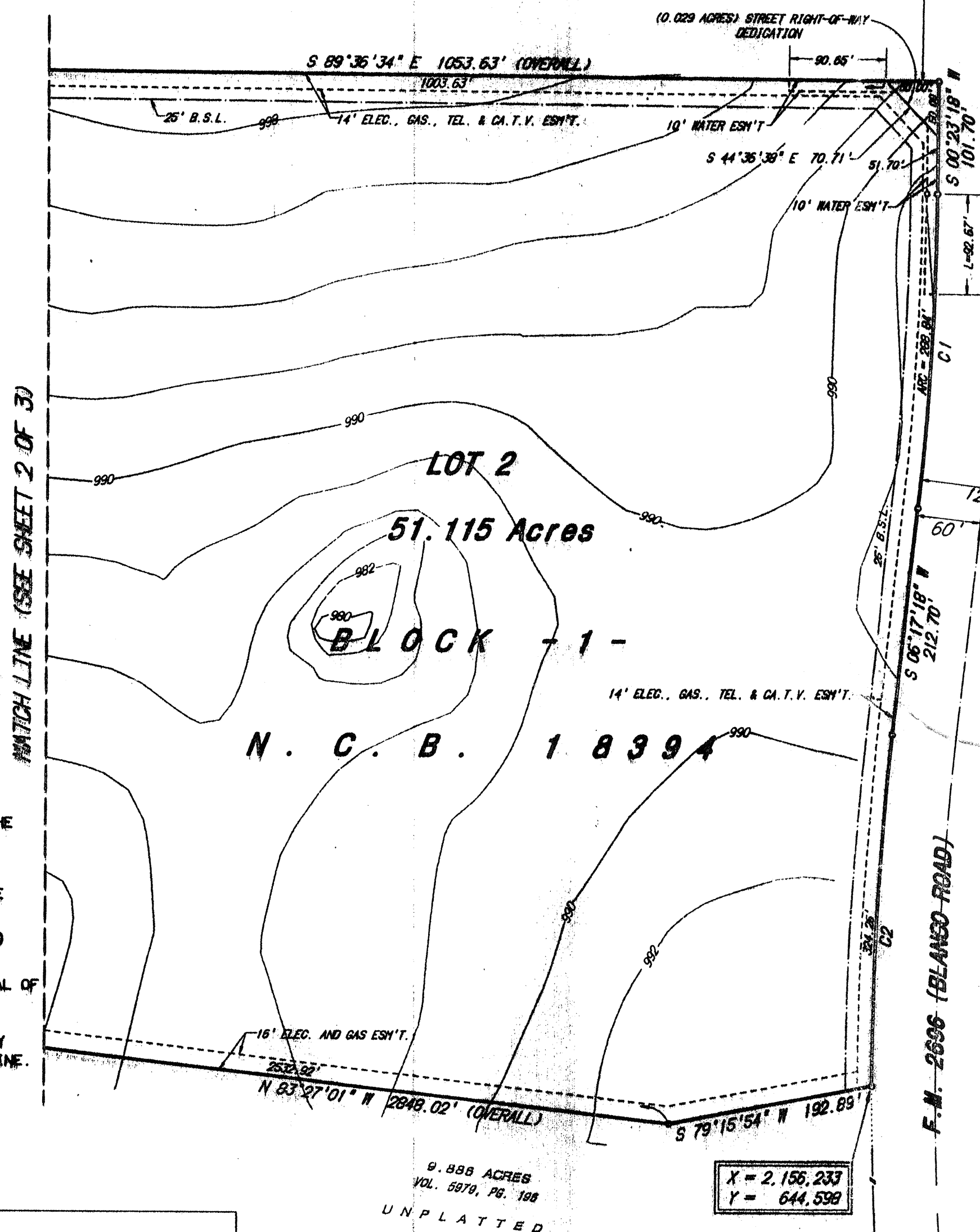
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM, CITY PUBLIC SERVICE BOARD, IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED HEREIN TO THE PUBLIC SERVICE BOARD OF SAN ANTONIO, TEXAS, FOR THE FOLLOWING PURPOSES: (1) CONSTRUCTION OF NEW FACILITIES; (2) SERVICE; (3) MAINTENANCE; (4) REPAIRS; (5) UPGRADES; (6) REPLACEMENTS; (7) MODIFICATIONS; (8) CONSTRUCTION OF NEW FACILITIES; (9) SERVICE; (10) MAINTENANCE; (11) REPAIRS; (12) UPGRADES; (13) REPLACEMENTS; (14) MODIFICATIONS; (15) CONSTRUCTION OF NEW FACILITIES; (16) SERVICE; (17) MAINTENANCE; (18) REPAIRS; (19) UPGRADES; (20) REPLACEMENTS; (21) MODIFICATIONS; (22) CONSTRUCTION OF NEW FACILITIES; (23) SERVICE; (24) MAINTENANCE; (25) REPAIRS; (26) UPGRADES; (27) REPLACEMENTS; (28) MODIFICATIONS; (29) CONSTRUCTION OF NEW FACILITIES; (30) SERVICE; (31) MAINTENANCE; (32) REPAIRS; (33) UPGRADES; (34) REPLACEMENTS; (35) MODIFICATIONS; (36) CONSTRUCTION OF NEW FACILITIES; (37) SERVICE; (38) MAINTENANCE; (39) REPAIRS; (40) UPGRADES; (41) REPLACEMENTS; (42) MODIFICATIONS; (43) CONSTRUCTION OF NEW FACILITIES; (44) SERVICE; (45) MAINTENANCE; (46) REPAIRS; (47) UPGRADES; (48) REPLACEMENTS; (49) MODIFICATIONS; (50) CONSTRUCTION OF NEW FACILITIES; (51) SERVICE; (52) MAINTENANCE; (53) REPAIRS; (54) UPGRADES; (55) REPLACEMENTS; (56) MODIFICATIONS; (57) CONSTRUCTION OF NEW FACILITIES; (58) SERVICE; (59) MAINTENANCE; (60) REPAIRS; (61) UPGRADES; (62) REPLACEMENTS; (63) MODIFICATIONS; (64) CONSTRUCTION OF NEW FACILITIES; (65) SERVICE; (66) MAINTENANCE; (67) REPAIRS; (68) UPGRADES; (69) REPLACEMENTS; (70) MODIFICATIONS; (71) CONSTRUCTION OF NEW FACILITIES; (72) SERVICE; (73) MAINTENANCE; (74) REPAIRS; (75) UPGRADES; (76) REPLACEMENTS; (77) MODIFICATIONS; (78) CONSTRUCTION OF NEW FACILITIES; (79) SERVICE; (80) MAINTENANCE; (81) REPAIRS; (82) UPGRADES; (83) REPLACEMENTS; (84) MODIFICATIONS; (85) CONSTRUCTION OF NEW FACILITIES; (86) SERVICE; (87) MAINTENANCE; (88) REPAIRS; 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- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- 2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR (4) ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 4514.01 FEET.
- 4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- 5) STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



INDEX & LOCATION MAP
N.T.S.

CHARLES W. ANDERSON LOOP (LOOP 1604)
(RIGHT-OF-WAY VARIES)
MINIMUM 348' R.O.W.



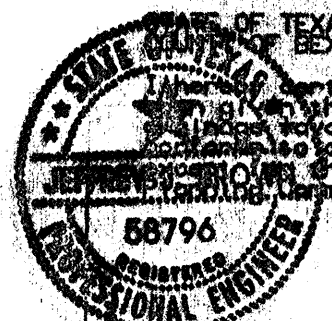
NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. BROWN ENGINEERING ASSUMES NO LIABILITY FOR ITS ACCURACY.

SUBDIVISION PLAT ESTABLISHING

940605

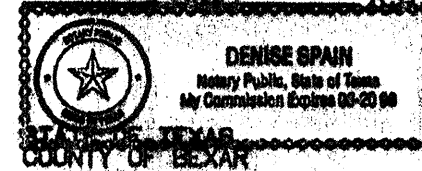
ARTS SUBDIVISION

73.069 ACRES OF LAND OUT OF NEW CITY BLOCK 16333
AND NEW CITY BLOCK 18393, SAN ANTONIO,
BEXAR COUNTY, TEXAS



Jeffrey J. Brown, P.E.
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 3rd day of



Deane Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

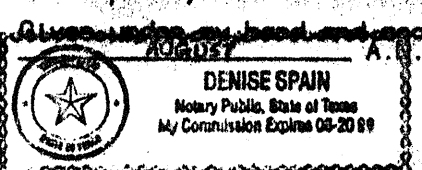
CONCORDIA GROUP
a Texas General Partnership
OWNER

DOLAN CONTRACTORS, INC.
DULY AUTHORIZED AGENT

BY: J. Steven Brown
J. Steven Brown
Vice President

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared J. Steven Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.



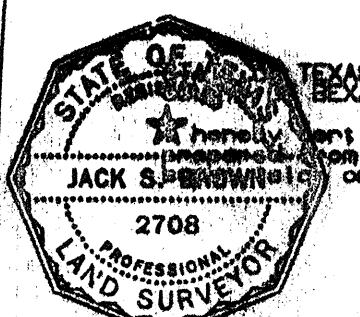
Dennis Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ARTS SUBDIVISION
has been submitted to and considered by the Planning
Commission of the City of San Antonio, Texas and is hereby
approved by such Commission.

Dated this 14 day of July, A.D., 1996

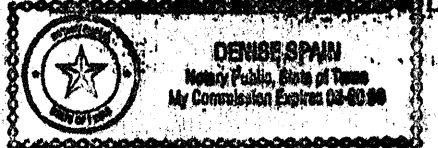
BY: Shirley Ann Guerrero
CHAIRMAN

BY: P. Parley
SECRETARY Shm



Cash S. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 3rd day of



NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Harry Nichols County Clerk of said county,
do hereby certify that this plat was filed for record in my
office, on the 14th day of August, A.D. 1994,
at 10:45 A.M. and duly recorded in the 24 day of
August, A.D. 1994, at 10:45 A.M. of said county, in
book volume 934, on page 173.

In testimony whereof, I witness my hand and official seal of
office, this 4 day of August, A.D. 1994.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Edward K. Zure DEPUTY

DWN: DAB APP: MSB
SHEET 1 OF 3

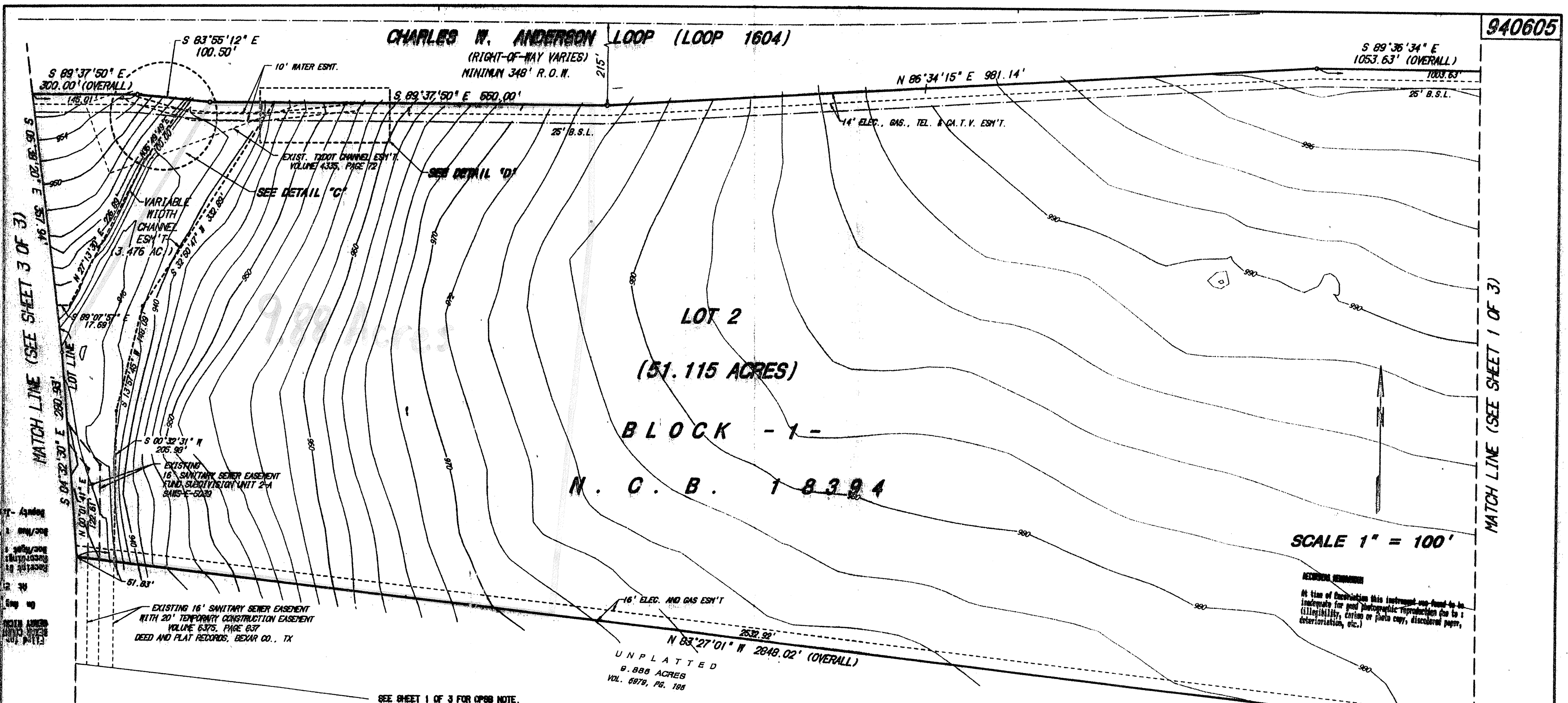
BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., B-100
SAN ANTONIO, TEXAS 78232
PHONE (214) 484-5511

JOB NO.: 227-002-00 DATE: 06/14/96

VRP# 03-06-070

Book 00539 Page 80176

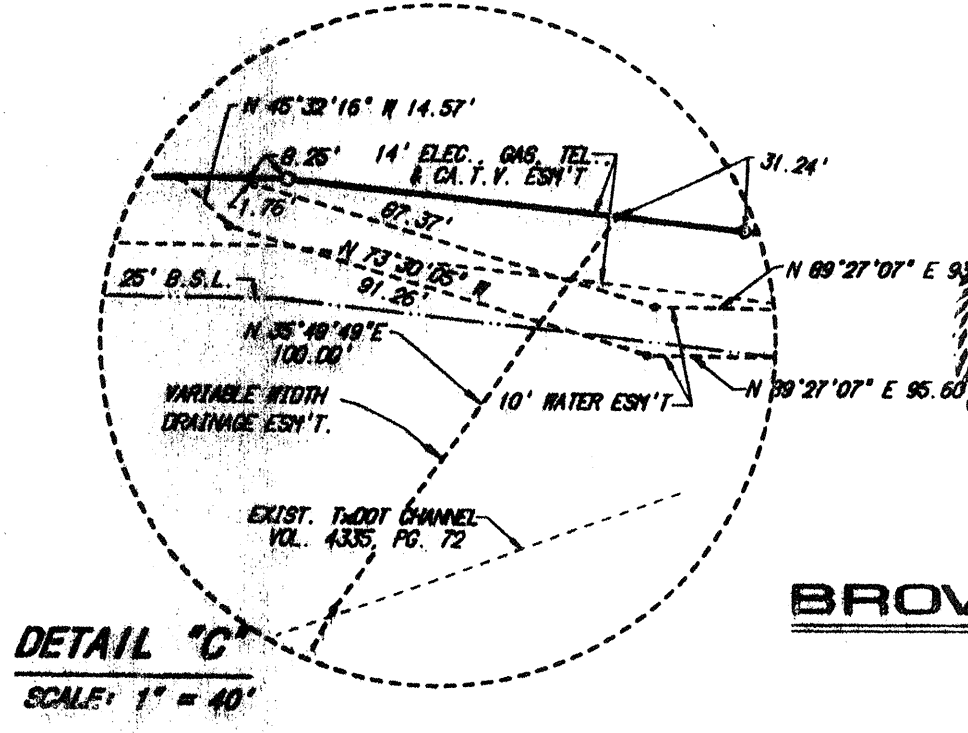
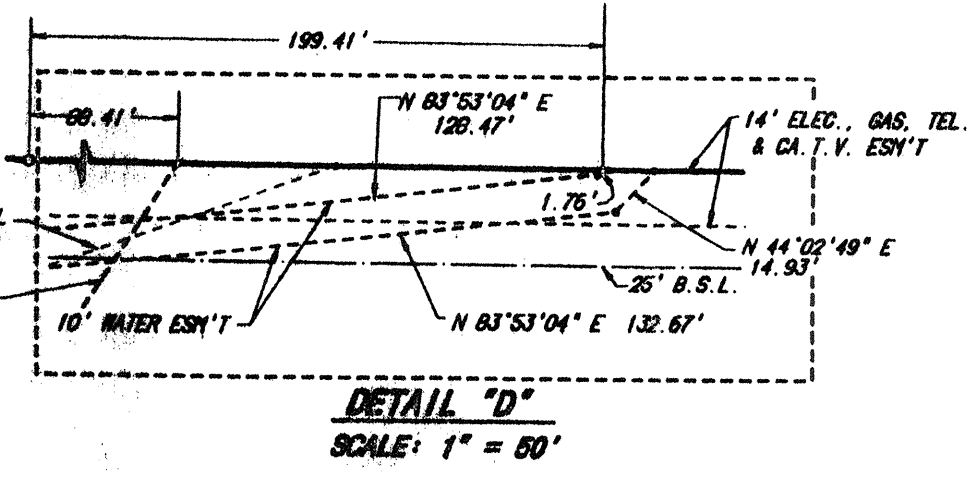


SCALE 1" = 100'

SEE SHEET 1 OF 3 FOR NOTES.

WASTEWATER EQUIVALENT NOTE: THE NUMBER OF WASTEWATER EQUIVALENT UNITS (W.E.U.) PAID FOR THIS SUBDIVISION PLAT ARE LISTED ON PILE 1 OF THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

- 1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ACHIEVEMENT FEATURES FOR FUTURE NOISE MITIGATION.
- 2) DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- 3) MAXIMUM ACCESS DRIVEWAY TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FOUR (4) ACCESS DRIVEWAYS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 2614.01 FEET.
- 4) ANY DRIVEWAY TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROAD SHALL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
- 5) STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.



STATE OF TEXAS
COUNTY OF BEJAR
I, **JACK S. BROWN**, Notary Public, State of Texas, do hereby certify that this plat is true and correct and was the result of an actual survey of the property made under my supervision on the ground.
Notary Public, State of Texas
My Commission Expires 03-20-08

STATE OF TEXAS
COUNTY OF BEJAR
I, **George Rickhoff**, County Clerk of said county, do hereby certify that this plat is true and correct and was the result of an actual survey of the property made under my supervision on the ground.
County Clerk, BEJAR COUNTY, TEXAS

BROWN ENGINEERING CO.

SHEET 2 OF 3

JOB NO.: 227-002-00 DATE: 06/17/96

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (R.T.O.) 484-5511

Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING
ARTS SUBDIVISION
73.069 ACRES OF LAND OUT OF NEW CITY BLOCK 16333
AND NEW CITY BLOCK 18393, SAN ANTONIO,
BEJAR COUNTY, TEXAS

This plat of **ARTS SUBDIVISION** has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this 11 day of June, A.D. 1996
BY: **Steve Brown** CHAIRMAN
BY: **D. Polyzou** SECRETARY

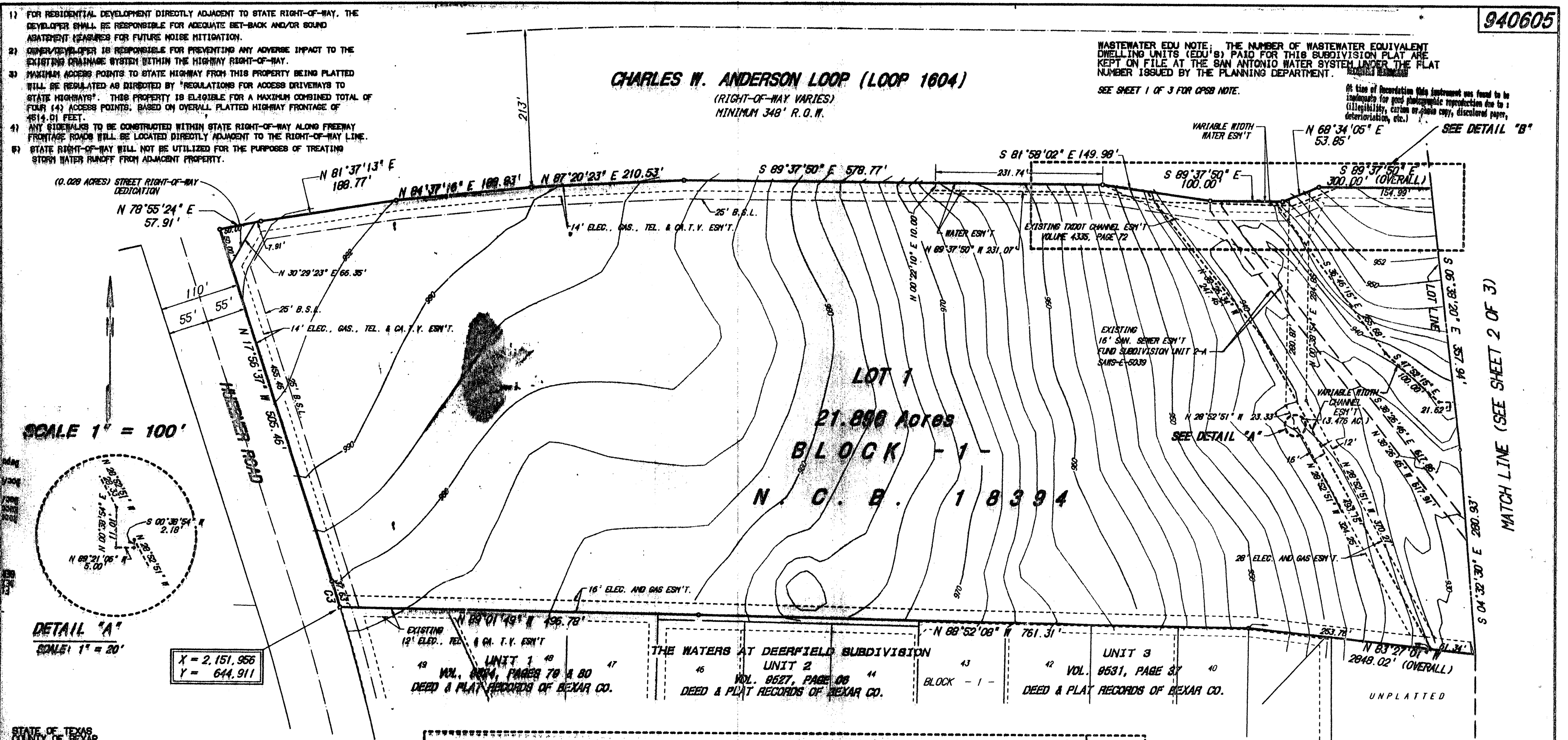
Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

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BEJAR COUNTY, TEXAS

Notary Public, State of Texas
My Commission Expires 03-20-08
Denise Spain
NOTARY PUBLIC
BEJAR COUNTY, TEXAS

Book 0533 80177
97-0107622



STATE OF TEXAS
COUNTY OF BEXAR

I, Jeffrey J. Brown, a duly authorized agent, do hereby certify that this plat is true and correct and was prepared from a true and correct survey of the property made under my supervision.

Jeffrey J. Brown
68796
REGISTERED PROFESSIONAL LAND SURVEYOR

Subscribed before me this 3rd day of April, A.D., 1999.

STATE OF TEXAS
COUNTY OF BEXAR

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person on March 10, 1999, a duly authorized agent, do hereby certify that this plat is true and correct and was prepared from a true and correct survey of the property made under my supervision.

Concordia Group
a Texas General Partnership
OWNER

Dolan Contractors, Inc.
DULY AUTHORIZED AGENT

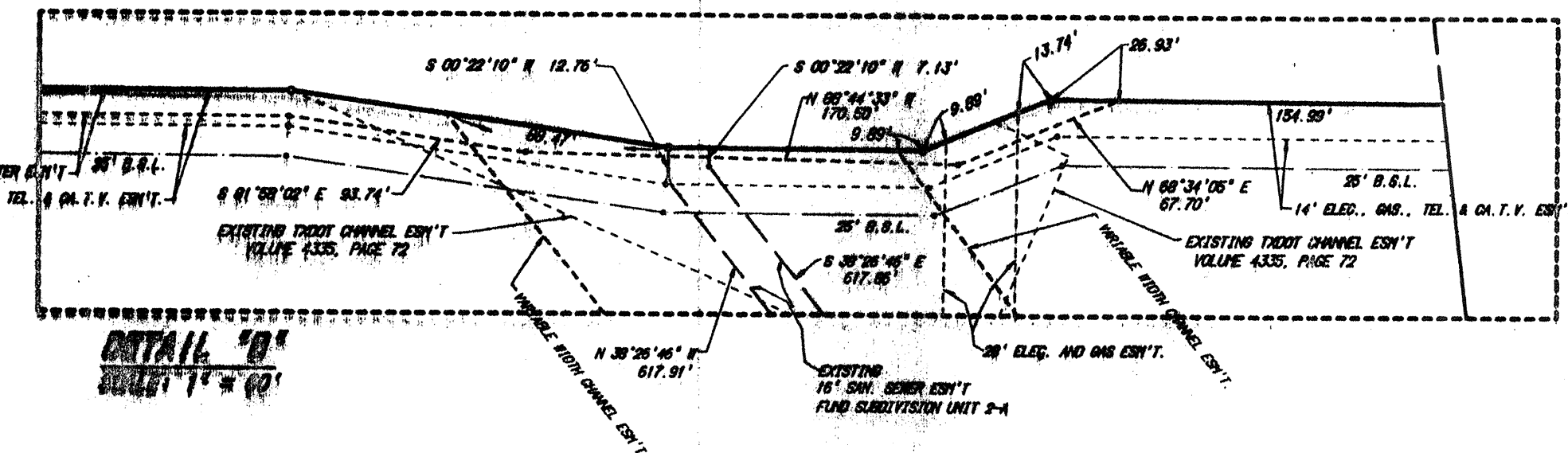
BY: J. Steven Brown
J. Steven Brown
Vice President

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared J. Steven Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of April, A.D., 1999.

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



SUBDIVISION PLAT ESTABLISHING
ARTS SUBDIVISION
73.069 ACRES OF LAND OUT OF NEW CITY BLOCK 16333
AND NEW CITY BLOCK 18394, SAN ANTONIO,
BEXAR COUNTY, TEXAS

This plat of ARTS SUBDIVISION has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

Dated this 14 day of April, 1999.

BY: William J. Brown
CHAIRMAN

BY: D. Poljan
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, Jack S. Brown, a duly authorized agent, do hereby certify that this plat is true and correct and was prepared from a true and correct survey of the property made under my supervision.

Jack S. Brown
2708
REGISTERED PROFESSIONAL LAND SURVEYOR

Subscribed before me this 3rd day of April, A.D., 1999.

STATE OF TEXAS
COUNTY OF BEXAR

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person on March 10, 1999, a duly authorized agent, do hereby certify that this plat is true and correct and was prepared from a true and correct survey of the property made under my supervision.

Concordia Group
a Texas General Partnership
OWNER

Dolan Contractors, Inc.
DULY AUTHORIZED AGENT

BY: J. Steven Brown
J. Steven Brown
Vice President

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared J. Steven Brown, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 3rd day of April, A.D., 1999.

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

BROWN ENGINEERING CO.
SHEET 3 OF 3
JOB NO. 227-002-00 DATE 06/17/96
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-1000
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

VRP#03-06-070

1880.14' TO CUTBACK FLARE AT
LOOP 1604 AND HUEBNER ROAD

CHARLES W. ANDERSON LOOP (FM 1604)

2006.63' TO CUTBACK FLARE
AT LOOP 1604 AND BLANCO
ROAD

RECEIVED

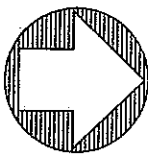
03 JUN -5 PM 2:05

LAND DEVELOPMENT
DIVISION
(N30°37'05"E 399.67')
N30°38'32"E 399.44'

03 JUN -6 AM 7:43

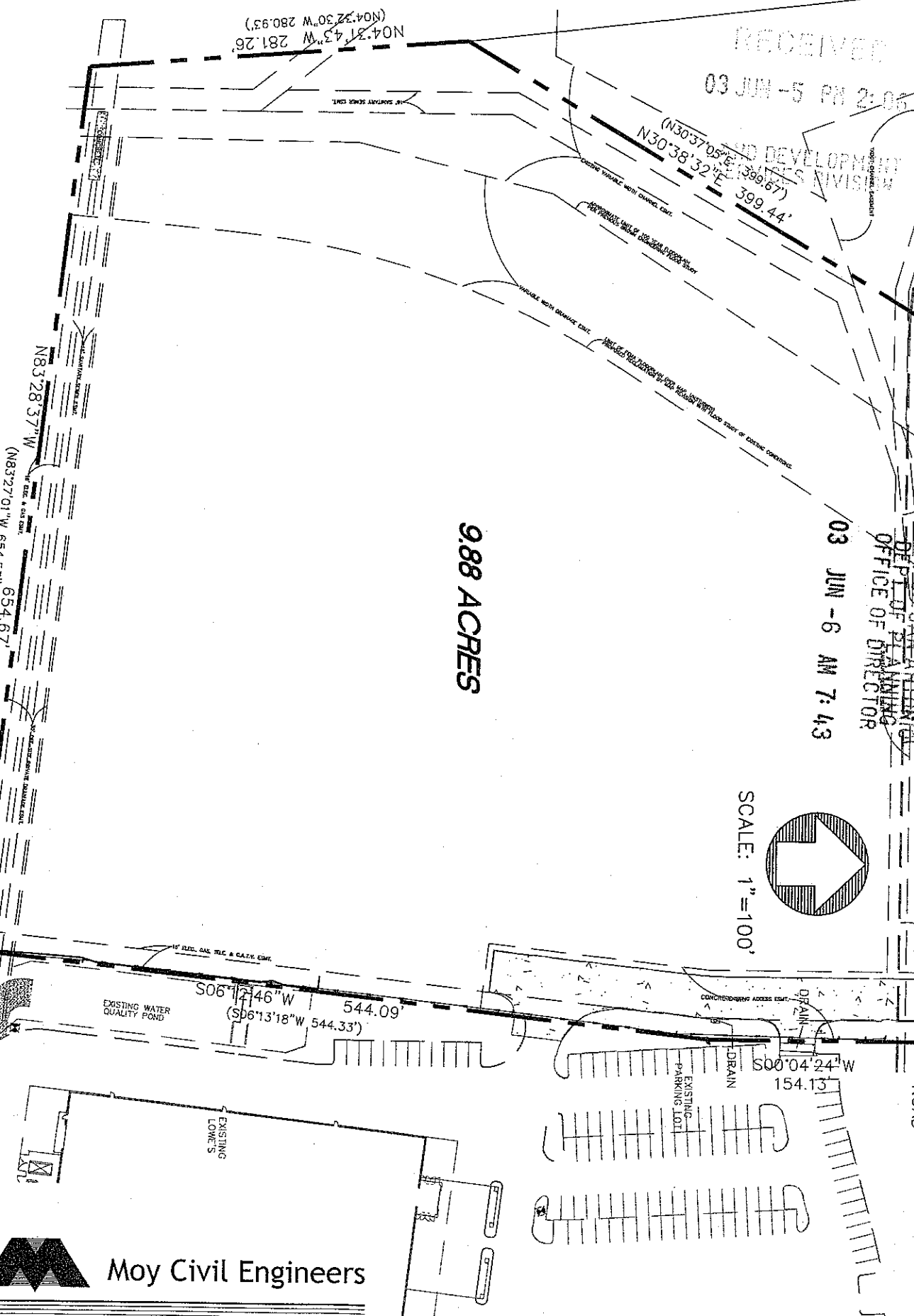
OFFICE OF PLANNING
OFFICE OF DIRECTOR

SCALE: 1"=100'



9.88 ACRES

EXHIBIT OF 9.88 ACRE TRACT



Moy Civil Engineers

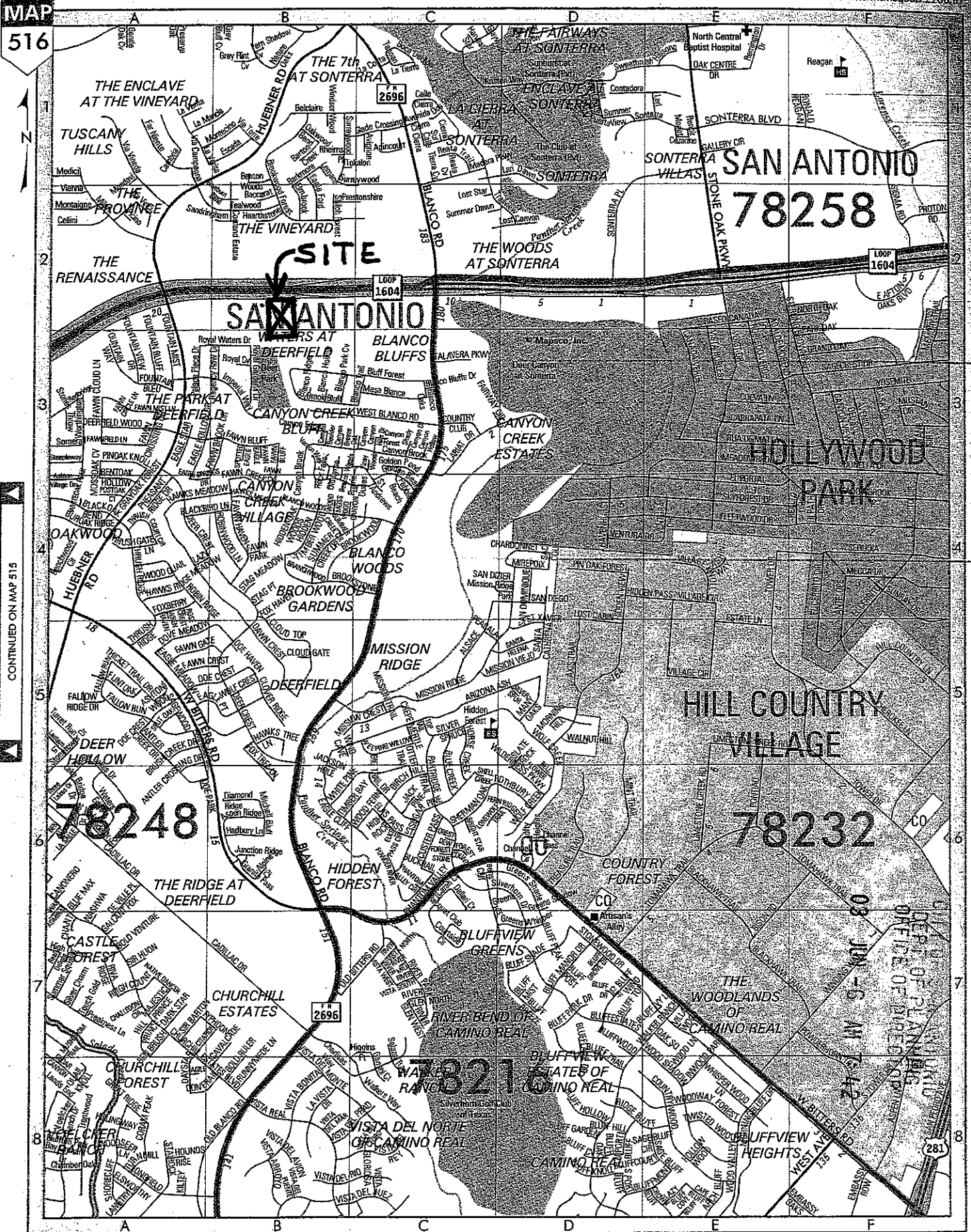
23705 IH-10 W, SUITE 207
SAN ANTONIO, TEXAS 78257

TEL: (210) 698-5051
FAX: (210) 698-5085

REV: 5/22/03

PROJ. # 020700

MAP
516



SCALE IN MILES

0 1/8 1/4 3/8 1/2

CONTINUED ON MAP 550

SCALE IN FEET

0 1000 2000 3000

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



City of San Antonio
New
Vested Rights Permit
APPLICATION

JUN 16 7:42 AM

LAND DEVELOPMENT
PROJECTS DIVISION

Permit File: # 03-06-070
Assigned by city staff

Date: _____

1. All applicable information on application must be legibly printed or typed for processing. If application is completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete this application and attach 2 maps of the property and 2 sets of all supporting documents.

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

Owner/Agent: Blanco Road Retail, Ltd. Phone: 366-3555 Fax: 344-0140

Address: 900 Isom Rd, Suite 300 S.A. TX Zip code: 78216

Engineer/Surveyor: Moy Civil Engineers Phone: 698-5051 Fax: 698-5085

Address: 23705 IH 10 W, Suite 207 S.A. TX Zip code: 78257

1. Name of Project: Unknown
2. Site location or address of Project: 1500 Block, Loop N 1604 W

3. Council District 9 ETJ _____ Over Edward's Aquifer Recharge? ☒ yes () no

4. What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.

Commercial uses as allowed by C-2 zoning designation and/or a self storage facility (mini-warehouse).

5. What is the date the applicant claims rights vested for this Project? August 14, 1996

6. What, if any, construction or related actions have taken place on the property since that date?
Drainage, Sanitary Sewer, water and driveway construction.

Permit File # _____

7. By what means does the applicant claim rights vested for this Project? *Please specify all that may be applicable.*

- PERMIT

Type of Permit: _____ Date of Application: _____

Permit Number: _____ Date issued: _____

Expiration Date: _____ Acreage: _____

- MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)*

accepted prior to September 1, 1997 are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted after September 1, 1997 are subject to 18 months for the POADP acceptance date.

Name: _____ # _____

Date accepted: _____ Expiration Date: _____ MDP Size: _____ acres

- P.U.D. PLAN

Name: _____ # _____

Date accepted: _____

- Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

- Approved Plat

Plat Name: ARTS SUBDIVISION Plat # 940605 Acreage: 73.069 Approval
Date: 8/14/96 Plat recording Date: 8/4/97 Expiration Date: 8/4/99 Vol./Pg. 9537/175-177

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- Other

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: _____

Signature: _____

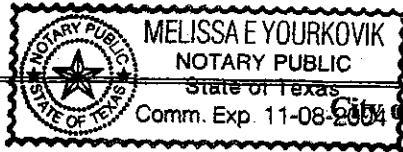
Date: 5/28/03

H. Wade McGinnis, Vice President,
Barshop & Oles Company, Inc., General
Partner of B&O Blanco Road Investors,
Ltd., General Partner of Blanco Road Retail, Ltd.

Permit File #

QB-06-070

Sworn to and subscribed before me by Wade, McGinnis on this 28th day of May in the year 2003, to certify which witness my hand and seal of office.



Melissa E. Yourdon
Notary Public, State of Texas

City of San Antonio use

Permit File: #

Assigned by city staff

Date:

Approved

As of
Aug 14, 1996

7

Review By

Assistant City Attorney

Date: June 26, 2003

Comments:

© DUPLICATE WALLET OR DUPLICATE ©

PAY TO THE
ORDER OF

City of San Antonio \$ 160⁰⁰

One Hundred Sixty & no/100

DOLLARS

111062

JOE F. VEYIA
BETSY A. VEYIA
HIS 03624835 HER 08868754
27365 BUI VERDE RD. 830-438-7178
SAN ANTONIO, TEXAS 78260

DATE May 21, 2003

VER# 03-06-07923



THE BLANCO NATIONAL BANK

P.O. BOX 89

BLANCO, TEXAS 78608

MEMO

Vested Right Permit - 1604

Joe Veyia

111062 111062 111062 111062 111062 111062 111062 111062 111062 111062

111062